

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

45 Morison Crescent, Seymour 3660

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$120,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$285,000

*House ☒

*Unit ☒

Suburb or locality Seymour

Period - From March 2017 to Feb 2018

Source CoreLogic RpData

Comparable property sales (*Delete A or B below as applicable)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
1 Lot 120, Lightwood Ave, Seymour	\$ 105,000	22/1/18
2 Lot 118, Lightwood Ave, Seymour	\$ 105,000	17/11/17